

RESOLUTION OF THE LOCAL PLANNING AGENCY OF  
THE TOWN OF FORT MYERS BEACH, FLORIDA  
RESOLUTION NUMBER 2000-20

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF FORT MYERS BEACH

WHEREAS, Ramon J. & Patricia A. Alvarez have requested that the Town approve a variance in the (RS-1) district from LDC Section 34-695 which requires a minimum lot width of 75 feet to permit a minimum lot width of 62.5 feet to enable the reconfiguration of 2 single family lots; and

WHEREAS, the subject property is located at 375 and 381 Palermo Circle., Ft. Myers Beach, in S19-T46S-R24E, Lee County, FL.; and

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 19-46-24-W4-0060C.0040 and 19-46-24-W4-0060C.0050; and

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency (LPA) on December 19, and,

WHEREAS, the LPA gave full and complete consideration to the recommendations of the Staff, the documents in the file, and the testimony of all interested persons.

NOW, THEREFORE BE IT RESOLVED BY THE LPA OF THE TOWN OF FORT MYERS BEACH, FLORIDA as follows:

That the LPA recommends that the Town Council approve the requested variance to permit a minimum lot width of 62.5 feet conditioned on the variance being limited to the configuration of the 2 proposed lots as shown on the site plan (attachment B) which is attached hereto and incorporated herein by reference and that the variance may only be used in conjunction with the development of single family homes which must comply with the required minimum side setbacks of the RS-1 District (7.5 feet).

Pursuant to this recommendation, the LPA finds the following;

Findings & Conclusions;

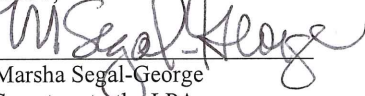
1. There are exceptional or extraordinary conditions or circumstances inherent to the property in question due to the unique 50 foot width of the platted lots in the Venetian Gardens Subdivision.
2. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance.
3. The granting of the variance would not be injurious to the neighborhood or otherwise detrimental to the public welfare.
4. The applicant has demonstrated that the request is the minimum variance required and that the proposed lots are consistent with the density requirement of the Comprehensive Plan and that the use of the property for single family homes is consistent with the uses intended in the Mixed Residential Category.

The foregoing Resolution was adopted by the LPA upon a motion by LPA Member Plummer and seconded by LPA Member Beasley, and upon being put to a vote, the result was as follows:

Jennifer Kaestner	yes
Dave Smith	yes
Betty Simpson	yes
Roxie Smith	yes
Bill Van Duzer	yes
Jodi Hester	yes
Linda Beasley	yes
Harold Huber	yes
Jane Plummer	yes

DULY PASSED AND ADOPTED THIS 19th day of December, 2000.

ATTEST:

By:   
Marsha Segal-George  
Secretary to the LPA

LPA of the Town of Fort Myers Beach

By:   
Roxie Smith, Chairman

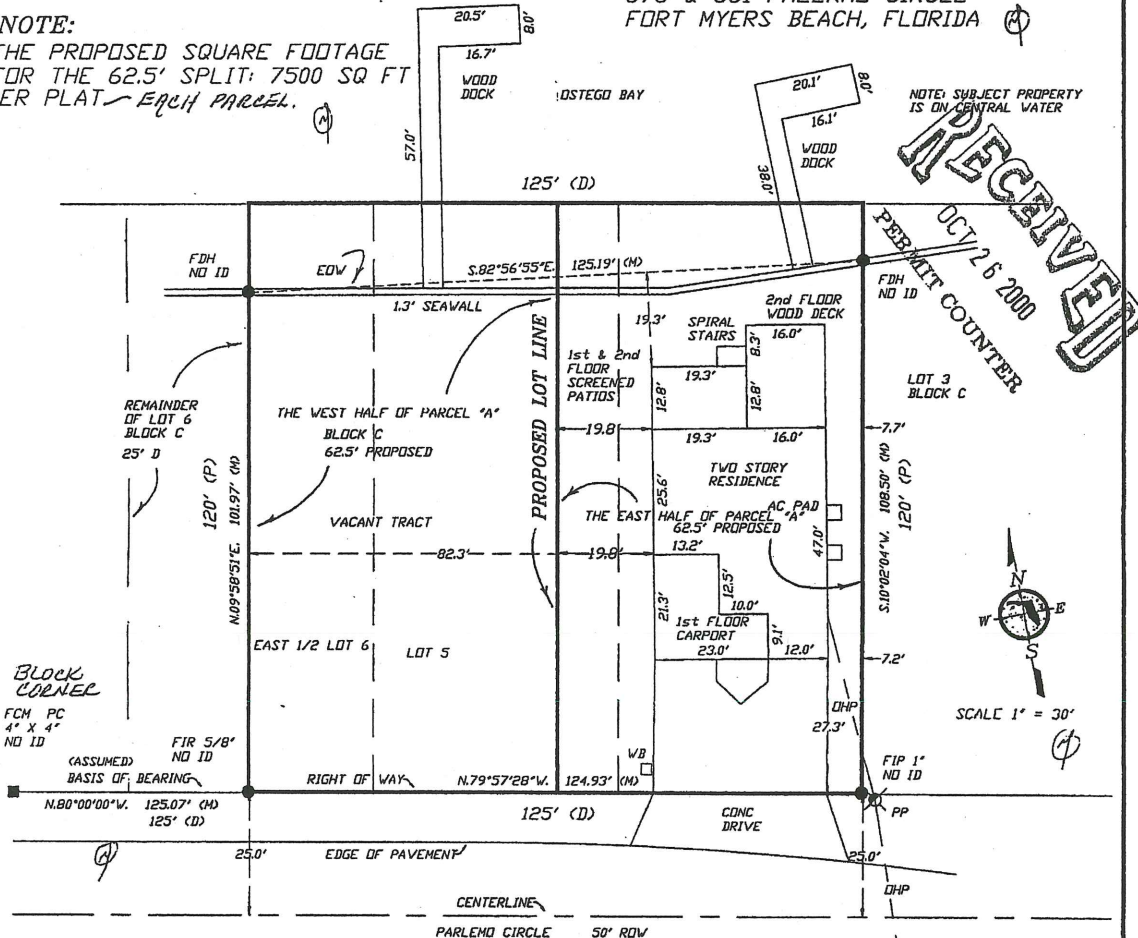
**SURVEY SKETCH OF P. PL 3D LOT LINE ADJUSTME**  
**NOT FOR CONSTRUCTION**  
**NOT FOR DESIGN**

VAR 2000-00071

**NOTE:**  
 THE PROPOSED SQUARE FOOTAGE  
 FOR THE 62.5' SPLIT: 7500 SQ FT  
 PER PLAT - EACH PARCEL.

STREET ADDRESS (PER CLIENT)  
 375 & 381 PALERMO CIRCLE  
 FORT MYERS BEACH, FLORIDA

NOTE: SUBJECT PROPERTY  
 IS ON CENTRAL WATER



**PROPOSED LEGAL DESCRIPTION:**  
 THE EAST HALF OF PARCEL "A"

PARCEL "A":  
 LOT 4, 5 AND THE EAST 1/2 OF LOT 6,  
 BLOCK C, VENETIAN GARDENS, ACCORDING  
 TO THE MAP OR PLAT THEREOF, AS RECORDED  
 IN PLAT BOOK 6, PAGE 70, OF THE PUBLIC  
 RECORDS OF LEE COUNTY, FLORIDA

**CERTIFIED TO :**

R J AND PATRICIA A. ALVAREZ;

**CERTIFICATION :**

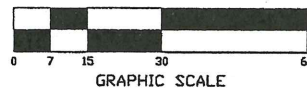
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS  
 THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL  
 LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE  
 CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: *Mrs. Mary E. Finstad* SURVEY DATE: 10/4/2000

LELAND E. BEDWELL, PSM #5884 MARY E. FINSTAD, PSM #5901

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES. ON OR OFF LINES. (APPROX. LOCATION ONLY)  
 NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL  
 SURVEY IS VALID FOR 90 DAYS. PLEASE REFER TO REVERSE SIDE FOR GENERAL NOTES & ABBREVIATIONS.

**PROPOSED LEGAL DESCRIPTION:**  
 THE WEST HALF OF PARCEL "A"  
 PARCEL "A":  
 LOT 4, 5 AND THE EAST 1/2 OF LOT 6,  
 BLOCK C, VENETIAN GARDENS, ACCORDING  
 TO THE MAP OR PLAT THEREOF, AS RECORDED  
 IN PLAT BOOK 6, PAGE 70, OF THE PUBLIC  
 RECORDS OF LEE COUNTY, FLORIDA



FLOOD ZONE : A 12 ELEV. 12'  
 COMMUNITY PANEL 125124- 0429B  
 DATED : 9-19-84  
 (FLOOD ZONE : "B", "C", "D", & "X" ARE NOT  
 IN DESIGNATED FLOOD HAZARD ZONE AREA.)

**NOTE:**  
 IN COMPLIANCE WITH F.A.C.  
 61G17-6.0031 (5) (E) (IF LOCATION OF  
 EASEMENTS OR RIGHT-OF-WAY OF RECORD,  
 OTHER THAN THOSE ON RECORD PLAT, IS  
 REQUIRED, THIS INFORMATION MUST BE  
 FURNISHED TO THE SURVEYOR AND MAPPER.

**NOTE:** IF APPLICABLE, FENCES SHOWN MEANDER  
 ON OR OFF LINES. (APPROX. LOCATION ONLY)

**FINSTAD LAND & SPATIAL  
 SURVEYING CORP.**

PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6917

12730 NEW BRITTANY BLVD.  
 FT. MYERS, FLORIDA 33907  
 941-274-9518 FAX 274-9519

561 PORTSMOUTH COURT  
 NAPLES, FLORIDA 34110  
 41-566-5025 FAX 596-1096

REVISIONS

PROJECT NO:  
 OM-20710 A

**EXHIBIT**

**IV-E**

CHECKED BY:

**B**